

#98

# Late Backup

Zoning Case No. C14-2007-0191

## STREET DEED

STATE OF TEXAS                   §  
   §       **KNOW ALL MEN BY THESE PRESENTS**  
 COUNTY OF WILLIAMSON       §

That Sundance Southwest Development, LLC, a Texas limited liability company, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P O Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property

A 0 010 acre (452 square feet) tract of land, more or less, out of the William Frampton Survey, Abstract No 230, in the City of Austin, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever, and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 30<sup>th</sup> day of January, 2008

### GRANTOR:

Sundance Southwest Development LLC,  
 a Texas limited liability company

By   
 Carl Edward Greer,  
 President

THE STATE OF TEXAS

§

COUNTY OF TARRANT

§

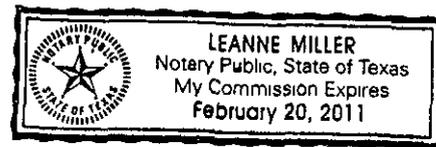
§

This instrument was acknowledged before me on this the 30 day of January, 2008 by Carl Edward Greet, President, of Sundance Southwest Development LLC a Texas limited liability company, on its behalf

Leanne Miller  
Notary Public, State of Texas

Address of Grantors

2880 W Pioneer Parkway Suite D,  
Arlington Texas 76013



**AFTER RECORDING RETURN TO:**

City of Austin  
Law Department  
P O Box 1088  
Austin, Texas 78767-1088  
Attn Diana Minter, Paralegal

METES AND BOUNDS DESCRIPTION

BEING A 0 010 ACRE (452 Sq Ft ) TRACT OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO 230 IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 2, CHAPEL OF THE HILLS, A SUBDIVISION OF RECORD RECORDED IN CABINET F, SLIDE 201 OF THE PLAT RECORDS WILLIAMSON COUNTY, TEXAS, SAID 0 010 ACRE (452 Sq Ft ) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING at a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found on the northerly right of way line of Anderson Mill Road (ROW width varies) at the most southwesterly corner of said Lot 2 for the southwesterly corner hereof,

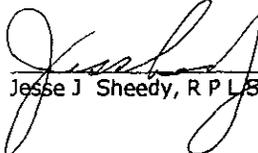
THENCE along the westerly line of said Lot 2, N 14°49'57" W, 9 03 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' set on said westerly line of said Lot 2 for the northwesterly corner hereof,

THENCE into and across the interior of said Lot 2, N 70°33'00" E, 50 18 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' set on the easterly line of said Lot 2 for the northeasterly corner hereof,

THENCE along said easterly line of Lot 2, S 14°49'57" e, 9 03 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found on the aforementioned northerly right of way line of Anderson Mill Road for the southeasterly corner hereof;

THENCE along said northerly right of way line of Anderson Mill Road, S 70°33'00" W, 50 18 feet to the POINT OF BEGINNING for the end of this description which contains 0 010 acres (452 Sq Ft ) of land, more or less, as shown on the sketch attached hereto and made a part thereof by this reference

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

  
Jesse J Sheedy, R P L S #5600



(The bearings shown hereon are referenced to the plat of Chapel of the Hills, a subdivision of record recorded in Cabinet F, Slide 201 of the Plat Records Williamson County, Texas)



ACRES WEST SECTION 2 (CAB B, SLD 45)  
LOT 12 LOT 19

SCALE 1" = 100'

LEGEND

- CM CONTROL MONUMENT
- IRON ROD FOUND
- 1/2" IRON ROD +/- PLASTIC CAP
- STAMPED McANGUS SURVEY SET
- PIPE FOUND
- NAIL FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- P.U.E PUBLIC UTILITY ESMT
- D.E DRAINAGE ESMT
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELEC LINE
- GUY ANCHOR
- (---) RECORD CALL
- (---) AREA LITE
- (---) WATER METER
- (---) SANITARY CLEANOUT
- (---) SANITARY MANHOLE
- (---) WATER VALVE
- (---) ELECTRIC MANHOLE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N14 49 57 W	9 03'
L2	N70 32 60 E	50 18'
L3	S14 49 57 E	9 03'
L4	S70 32 60 W	50 18'

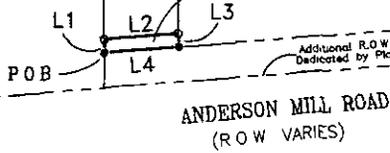
LOT 2

ZFE SUBDIVISION

ANDERSON MILL COMMERCIAL ADDITION (CAB D, SLD 360)

LOT 1

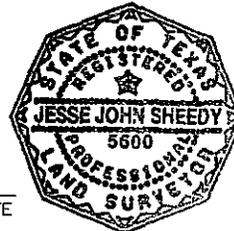
0.010 AC,



ANDERSON MILL ROAD (ROW VARIES)

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

*Jesse J. Sheedy*  
 JESSE J. SHEEDY, R.P.L.S. No 5600 DATE 8/22/10



McAngus Surveying Company, Inc

1101 HWY 360 SOUTH, H-100  
AUSTIN, TEXAS 78746  
(512) 328-9302

SKETCH TO ACCOMPANY EXHIBIT 'A'

LEGAL DESCRIPTION 0.010 ACRE (452 Sq Ft) PORTION OF  
 LOT 2 CHAPEL OF THE HILLS  
 RECORDED IN CABINET F, SLIDE 201,  
 PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
 JOB NO 07-124 FIELD BOOK 448/41